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Condominium for Sale

Ciudad de la Costa, Canelones



Sale: US\$ 218,000

Property type: Condominium

Operation: Sale

- **Land:** 73.7 sqm
- **Building:** 42.4 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 5
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 1
- **Number Of Houses:** 28
- **Construction Quality:** Middle - High
- **Showers:** 1
- **environments:** 2

- Pool
- Garage
- A / C pre-installation
- M2 Patio: 20

- Pets Allowed
- In construction
- Public laundry

- Yard
- Bright
- Security

- Pet friendly
- Swimming pool
- Solarium

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

Apartment with 1 bedrooms, 1 bathroom, with integrated kitchen-dining room. Unit 004 opens its views to a private garden with a semi-covered deck area and its own barbecue area. Oriented to the east, towards the green area of the building, swimming pool and solarium.

In the heart of Ciudad de la Costa, at the intersection of two main avenues, this building project was born that seeks to prioritize proximity to nature and the sea. A territory determined by its natural areas and proximity to Costa Urbana Shopping that make its location one of its great advantages.

An architectural project that seeks to respect the dialogue with nature, with large terraces and bright spaces. The project has 5 floors and 28 units with 1 or 2 bedrooms. As part of its common spaces, there are gardens, a solarium, a swimming pool, a playground, a parking lot, a laundry, a bicycle rack, and a large entrance hall.

Ask for other options of 2 bedrooms and 1 bedroom.

All units (except 003 and 004) have a barbecue on the terrace.

All units include garage.

Additional cost for covered garage: USD 7,500.

Occupancy and connection expenses: 4%

Real estate fees 3% + VAT

The project is covered by Law 18,795 Promoted Housing Law (former Social Housing) for which it has:

ITP exoneration

Exemption from IRAE/IRPF/IRNR to income generated from rentals for 10 years

IP exoneration for 10 years

VAT exemption on the purchase

Location

, Ciudad de la Costa, Canelones

References

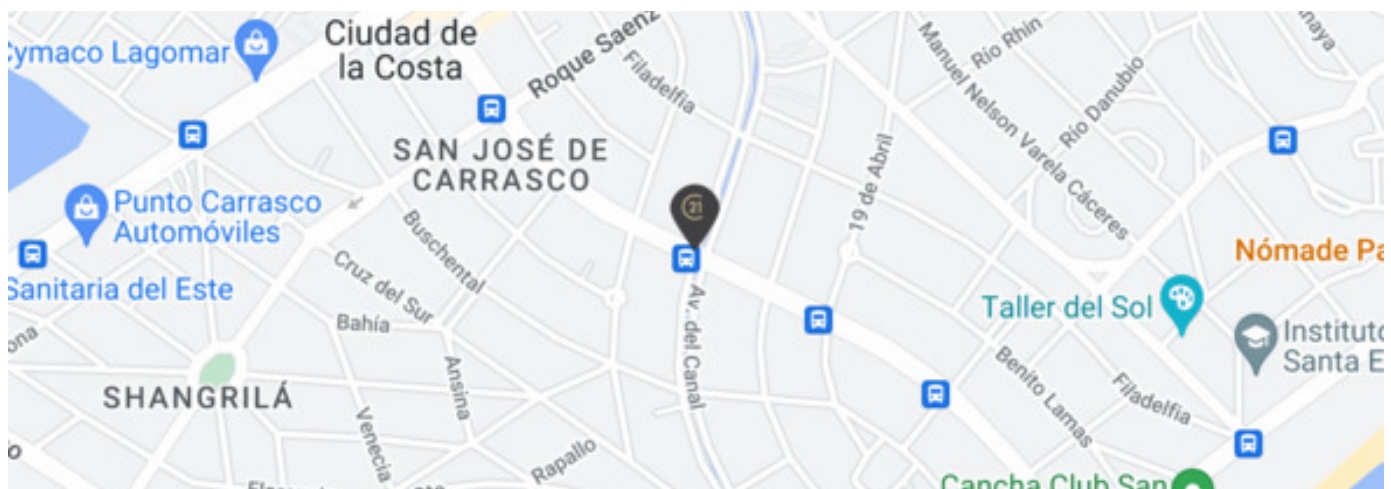
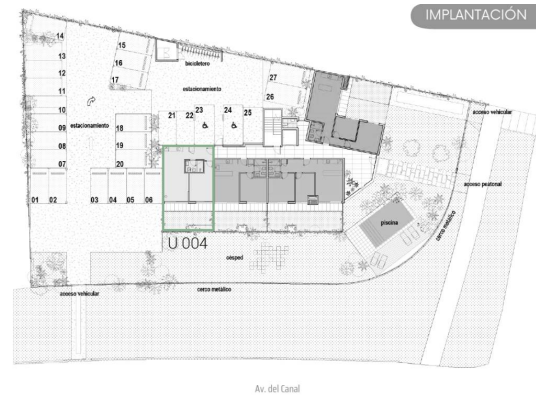


Photo Catalog





Área propia	42,04 m ²
Muros y ductos	4,78 m ²
Jardín	10,34 m ²
Terraza	9,24 m ²
Áreas comunes	6,70 m ²
Áreas totales	73,12 m²

- ▶ 1 DORMITORIO
- ▶ BAÑO COMPLETO
- ▶ JARDÍN

Cocina con mesada de Quartz y piletas de acero inoxidable / instalación prevista para A/A frío-calor en living y dormitorio / alfareras en aluminio anodizado negro / revestimiento de porcelanato y cerámicos / piso vinílico imitación madera en salones, dormitorios y cocinas / muebles salvas y bajo medida acorde correspondida

ÁREAS APLIC

- 001 En favor propio de la unidad.
- Muros:
- 002 Muros exteriores
- 003 Muros interiores con doble trazo.
- 004 Alceas separativos entre unidades y medianeros.
- Ductos:
- 005 Trazo que se debe hacer dentro de la unidad.
- Terraza:
- 006 del área de la terraza incluyendo muros perimetrales y post-Berco.
- Área común:
- 007 Cubierta de las bases comunes del piso.
- Jardín:
- 008 el área del jardín incluyendo muros perimetrales.

UNIDAD 004



El mobiliario y los plásticos de los dormitorios no están incluidos, es solo a efectos ilustrativos. Las medidas expresadas son aproximadas y pueden ser modificadas por razones técnicas sin previo aviso.

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Property subject to availability.

Price subject to change without notice.

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